Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 45 Hakea Drive Mount Martha VIC 3934 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $840,000 | & | $890,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $955,000 | Property type | House | Suburb | Mount Martha |
| Period-from | 01 Apr 2019 | to | 31 Mar 2020 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 8 Boronia Court Mount Martha VIC 3934 | $857,000 | 26-Nov-19 |
| 26 Elspeth Circuit Mount Martha VIC 3934 | $880,000 | 07-Oct-19 |
| 8 Caversham Drive Mornington VIC 3931 | $875,000 | 05-Mar-20 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**8 Boronia Court Mount Martha VIC 3934**

3 2 2

Sold Price **$857,000** Sold Date **26-Nov-19**

Distance **0.07km**

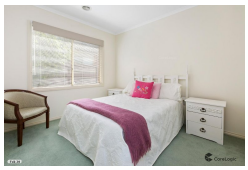


**26 Elspeth Circuit Mount Martha VIC 3934**

4 2 2

Sold Price **$880,000** Sold Date **07-Oct-19**

Distance **0.88km**



**8 Caversham Drive Mornington VIC 3931**

4 2 2

Sold Price RS **$875,000** Sold Date **05-Mar-20**

Distance **0.88km**

**RS** = Recent sale **UN** = Undisclosed Sale

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